

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holden

Single-Family Properties

| Key Metrics | May | | | Year to Date | | |
|--|-----------|-----------|---------|--------------|-----------|---------|
| | 2020 | 2021 | + / - | 2020 | 2021 | + / - |
| Pending Sales | 23 | 40 | + 73.9% | 91 | 108 | + 18.7% |
| Closed Sales | 20 | 27 | + 35.0% | 73 | 81 | + 11.0% |
| Median Sales Price* | \$415,000 | \$530,000 | + 27.7% | \$391,000 | \$425,000 | + 8.7% |
| Inventory of Homes for Sale | 38 | 15 | - 60.5% | -- | -- | -- |
| Months Supply of Inventory | 1.8 | 0.7 | - 61.1% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 33 | 21 | - 36.4% | 72 | 33 | - 54.2% |
| Percent of Original List Price Received* | 99.3% | 104.9% | + 5.6% | 97.5% | 102.8% | + 5.4% |
| New Listings | 28 | 42 | + 50.0% | 107 | 122 | + 14.0% |

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

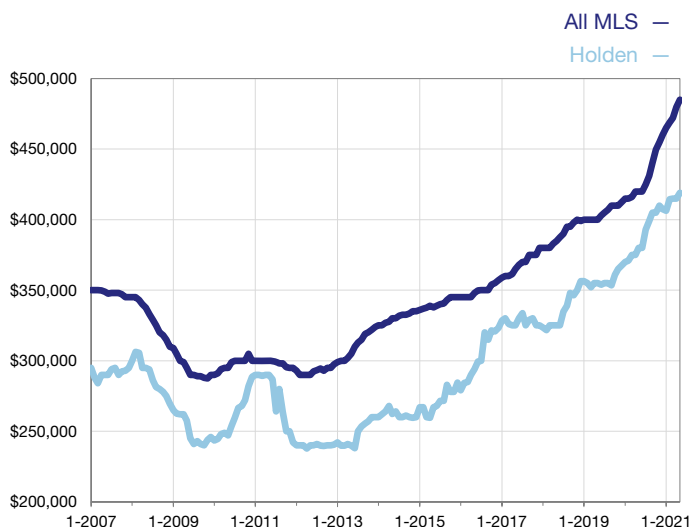
Condominium Properties

| Key Metrics | May | | | Year to Date | | |
|--|-----------|-----------|---------|--------------|-----------|---------|
| | 2020 | 2021 | + / - | 2020 | 2021 | + / - |
| Pending Sales | 4 | 7 | + 75.0% | 18 | 17 | - 5.6% |
| Closed Sales | 4 | 1 | - 75.0% | 16 | 11 | - 31.3% |
| Median Sales Price* | \$291,000 | \$229,750 | - 21.0% | \$245,000 | \$280,000 | + 14.3% |
| Inventory of Homes for Sale | 8 | 1 | - 87.5% | -- | -- | -- |
| Months Supply of Inventory | 2.4 | 0.3 | - 87.5% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 64 | 20 | - 68.8% | 53 | 35 | - 34.0% |
| Percent of Original List Price Received* | 98.6% | 105.4% | + 6.9% | 97.0% | 99.7% | + 2.8% |
| New Listings | 4 | 6 | + 50.0% | 26 | 13 | - 50.0% |

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

